

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT AND POVERTY ALLEVATION  
LOK SABHA**

UNSTARRED QUESTION NO:2374  
ANSWERED ON:03.12.2002  
NEW UNIT AREA SYSTEM  
SHEESH RAM SINGH RAVI

**Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:**

- (a) whether attention of the government has been drawn to the news-items appearing in the leading newspapers in October, 2002 regarding the new unit area system for calculating the property tax;
- (b) if so, the facts thereof;
- (c) whether a petty shopkeeper utilizing his upper storey houses for storing/keeping some of his items is liable to pay house tax and water tax at commercial rates while his neighbour using the premises for residential purposes pay less;
- (d) if so, the reasons therefor;
- (e) whether the factors viz. self occupation, total areas of the plots and covered area, year and cost of construction and residential/commercial use of the property shall also be taken into consideration while calculating the property tax;
- (f) if so, the modalities planned therefor; and
- (g) the manner in which the interests of owners of old and self occupied houses are likely to be protected?

**Answer**

MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS AND MINISTER OF STATE IN THE MINISTRY ( URBAN DEVELOPMENT & POVERTY ALLEVATION ( SHRI O. RAJAGOPAL )

(a)to(g): The MCD has informed that Govt.of NCT of Delhi has constituted an Expert Committee to implement Unit Area System of property tax. The further course of action would depend on the recommendations of the Committee.